

# **WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY**

## **SPECIAL MEETING AND PUBLIC HEARING MINUTES**

### **CITY OF RENTON**

### **QUERIN ANNEXATION (FILE NO. 2222)**

**MAY 16, 2006**

The following Minutes are a summary of the Special Meetings/Public Hearings for the City of Renton Querin Area Annexation (File No. 2222). Complete written transcripts are available from the Boundary Review Board.

#### **I. CALL TO ORDER**

Charles Booth, Chair, convened the meeting of May 16, 2006 at 7: 05 P.M.

#### **II. ROLL CALL**

The following members were present at the Special Meeting and Public Hearing:

Robert Cook

A. J. Culver

Lynn Guttman

Claudia Hirschey

Roger Loschen

Michael Marchand

#### **III. PUBLIC HEARING**

##### INTRODUCTION:

Chair Booth stated that the purpose of the Special Meeting is to conduct a Public Hearing on the Querin Annexation, a proposal submitted by the City of Renton to the Boundary Review Board. The Boundary Review Board is charged with the task of providing independent review and decision-making with respect to applications for municipal annexation.

Chair Booth described the standards for a quasi-judicial public hearing and the scope of the hearing. He explained the process for taking public testimony. Chair Booth opened the public hearing for the City of Renton Querin Area Annexation.

Chair Booth and Lenora Blauman described the proposed annexation as follows:

In December of 2005, the City of Renton filed a Notice of Intention for the Querin Area Annexation with the Boundary Review Board. City of Renton representatives cited the Washington State Administrative Code (RCW 35.14A) as the basis for authorizing this action.

The Querin Area Annexation site consists of a 7.18 acre area located on the east side of the City of Renton.

With the filing of the Notice of Intention, the City of Renton invoked jurisdiction for the Querin Annexation requesting the addition of an approximately 17 acre area, defined as the Querin (Expanded). The City requested that the Board conduct a public hearing to consider the proposed Querin (Expanded) based upon the following factors:

- The proposed annexation of the Querin Area (Expanded) is located within Renton's Potential Annexation Area; and
- The inclusion of Querin Area (Expanded) in the City of Renton would reportedly provide more practical boundaries and logical area for community governance and for provision of services to the community; and
- The State Growth Management Act and the King County Comprehensive Plan both establish local jurisdictions as the appropriate units to govern urban areas.

Based upon that invoking of jurisdiction, the Boundary Review Board scheduled a Special Meeting/Public Hearing. The purpose of the Special Meeting/Public Hearing to enable the Board to conduct a public review of the proposed basic Querin Area Annexation and to determine whether to consider the proposed Querin Area Annexation (Expanded).

Following the conclusion of the public hearing, the Boundary Review Board will deliberate and make a decision with respect to the Querin Area Annexation, based upon the state, regional, and local regulations which guide annexations. Pursuant to RCW 36.93, the Board can: (1) approve the Querin Area Annexation as proposed by the City of Renton; or (2) modify the Querin Area Annexation to include the Querin Area Annexation (Expanded), as requested by City of Renton; or deny the entire Querin Area Annexation.

PROPONENT PRESENTATION: City of Renton – Donald Erickson, Senior Planner – Department of Economic Development, Neighborhoods & Strategic Planning

At the Special Meeting/Public Hearing of May 16, 2006, Donald Erickson presented a statement concerning the proposed Querin Area Annexation (7.18 acres). Mr. Erickson responded to inquiries by the Boundary Review Board members. Following is a summary of the statement (including responses to inquiries).

The City of Renton proposes annexation of the Querin Area (7.18 acres). This annexation was proposed, at the request of the property owners, under the 60% petition method, pursuant to RCW 35A.14.

The City of Renton has conducted several public review processes for the proposed Querin Area Annexation including:

- Information meetings relating to proposals for annexation/changes in governance;
- Information meetings relating to zoning plans, development regulations, and service plans;
- City Council hearings relating to proposals for annexation/changes in governance;
- City Council hearings relating to proposals for zoning plans, development regulations, and service plans.

Renton's City Council adopted the petition for annexation in November of 2005 based upon the jurisdiction's established Comprehensive Plan and other plans documenting interest in governing and capacity to serve the Querin Area and the Querin Area (Expanded). Based upon those plans, the City of Renton now includes the Querin Area in programs for land use management, service provision, environmental protection, and funding.

The City would have considered citizen requests for the annexation of the surrounding unincorporated area; however, the citizens of this area did not request (nor object to) annexation during the course of the City's public review of the Querin Area.

City officials requested this public hearing before the Boundary Review Board to enable the community to participate in the governance planning process.

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Mr. Erickson reported that the Querin Area is located on the eastern side of the City of Renton. The southern boundary of the site is generally formed by SE 114<sup>th</sup> Place (if extended). The western boundary of the site is generally formed by Hoquiam Avenue NE/142<sup>nd</sup> Avenue NE. The northern boundary is formed by SE 112<sup>th</sup> Street and the eastern boundary is generally formed by 144<sup>th</sup> Avenue SE (if extended.)

Currently, the Querin Area site includes three single-family homes; the remainder of the territory is undeveloped. The site is characterized by variable topography and natural vegetation; Honey Creek traverses the Querin Area and there are Class 2 wetlands in the vicinity of the basic Querin Area. The lands surrounding the Querin Area include private properties developed with single-family homes, and a natural environment that is similar to the natural environment within the Querin Area.

The unincorporated area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing

annexation, including those provisions which call for inclusion of urban areas within the City together with protection of and provision of services to incorporated areas (e.g., LU-1; LU 37.3; LU-37.5; LU-36; LU-41, and LU-42). The City of Renton has, further, established Comprehensive Plan policies and regulatory standards both for land uses on the Querin Area site and for preservation of the surrounding critical areas.

The Querin Area property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes approximately three single-family residences. The City of Renton proposes residential zoning at R-8 (up to 8 dwelling units per net acre) in order to achieve urban densities and efficiencies consistent with adopted Countywide goals and City policies for urban growth. At full development, the Querin Area would include a total of approximately 43 homes which would house approximately 99 persons.

The City of Renton has planned for growth has established standards to guide ongoing uses and new development on the Querin Area properties following annexation. More specifically, the City of Renton is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will require environmental review for future land development based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., Honey Creek, sloped terrain, vegetated areas).

The City of Renton can directly provide (or contract for) urban services to the area. For example, the City has developed plans to provide basic utilities such as sewer service and water service to individual properties. Upon annexation, the City will provide police services to the Querin Area. The City and Fire Prevention District No. 25 will provide fire services and emergency medical services. The City will also establish storm water management system requirements for the Querin Area. The City of Renton and Water District No. 90 will continue to provide water service to the Querin Area. The City of Renton will provide sewer services to the Querin Area.

City and County library facilities, law and justice facilities, and parks and recreation facilities (slated for improvements) would be available to the community. Children would attend schools in Renton School District No. 403.

The City of Renton reports that the proposed Querin Area annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, Mr. Erickson reported that the Querin Annexation would be consistent with the King County Comprehensive Plan. He provided examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Querin Area Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area.

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-203: Population growth should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-208: Land capacity shall be provided for residential, commercial and industrial growth.

U-304: Growth should be focused within city boundaries.

Mr. Erickson reported that the proposed Querin Area Annexation is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Querin Area, boundaries are primarily formed by roadways and by existing City boundaries.

The Querin Area Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Renton is prepared to govern and serve the area.

The proposed Querin Area annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Renton PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Querin Area Annexation. At full development, City expenditures are estimated at \$62,311 and revenues are estimated at \$71,658. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. As such, the City will have sufficient funds to serve the area at present without a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Renton community.

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Mr. Erickson stated that, while the City of Renton supports the initially proposed Querin Area Annexation (7.13 acres), the City is seeking the addition of 17 acres – defined as Querin Area (Expanded). The City's request for expansion of the annexation is based upon the fact that the entire Querin Area Annexation (Expanded) is identified as Potential Annexation Area within the City's adopted Comprehensive Plan. City of Renton officials believe that the Querin Area Annexation (Expanded) would better address municipal policies, County policies, and the state laws (e.g., Chapter 36.93 RCW, 36.70A RCW) which call for local governance of urban areas.

The City of Renton supports annexation of the Querin Area in order to more effectively govern and serve the citizens of the community.

#### OPPONENT PRESENTATION:

No jurisdiction came forward to oppose the Querin Annexation.

KING COUNTY: King County Office of the Executive: Gwen Clemens, Senior Policy Analyst

On behalf of the King County Office of the Executive, Gwen Clemens reported that King County plans and policies call for annexation of lands within the Urban Growth Area. The King County Plan stipulates that annexations should occur at the earliest feasible date -- when cities have land use plans, service plans, and service resources available. Annexation of urban lands to local jurisdictions is, similarly, in keeping with the State Growth Management Act.

Ms. Clemens stated that King County supports the annexation of the entire Querin Area (Expanded) because the County has limited ability to provide efficient local services in urban unincorporated areas – particularly those areas which are “islands” and which have irregular boundaries that are difficult for providers to serve.

Ms. Clemens stated that the King County Initiative encourages cities to annex communities within their Potential Annexation Area. She reported that the County believes that the interests of citizens of the entire Querin Area (Expanded) are best served by immediately joining Renton, as the City's Comprehensive Plan establishes a commitment to annexation of this territory. Renton has extended great effort to plan to govern, develop, protect, and serve the area as a unified community. The City offers an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.

Ms. Clemens requested that the Board consider the proposed Querin Annexation (Expanded) based upon RCW 36.93.170 and RCW 36.93.180 (Boundary Review Board), as it is believed that these criteria support annexation by Renton of the Querin Area (Expanded). Further, RCW 36.93.150 clearly allows the Boundary Review Board to approve the more sizeable annexation. The incorporation of the Querin Area (Expanded) is also believed to be consistent with other state, regional and local guidelines.

GENERAL TESTIMONY:

No public testimony was offered with respect to the Querin Area Annexation.

REBUTTAL City of Renton – Donald Erickson, Senior Planner –  
Community Development and Strategic Planning

Mr. Erickson waived the opportunity for rebuttal at this hearing.

**IV. DETERMINATION OF THE STATUS OF THE PUBLIC HEARING**

At the completion of testimony for the Querin Area Annexation, Chair Booth instructed the Board with respect to procedures for closure (or continuation) of the public hearing. The Board has the option to continue the hearing to obtain more information or to close the hearing and deliberate for a decision on the proposed action.

Roger Loschen moved and Lynn Guttman seconded a motion that the Boundary Review Board continue the Special Meeting/Public Hearing in order to consider the proposed Querin Area (Expanded) (File 2222) to include a total annexation of 24 acres.

The Special Meeting/Public Hearing was scheduled to commence on May 22, 2006 at the hour of 7:00 P.M. at Hazen High School in Renton, Washington.

The motion was adopted by unanimous vote.

**V. ADJOURNMENT**

Robert Cook moved and Michael Marchand seconded a motion to adjourn the current session of the Special Meeting/Public Hearing of May 16, 2006. The motion passed by unanimous vote. Chair Booth adjourned the meeting at 8:00 P.M.